159.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,100 / 684,100
					USE VALUE:	684,100 / 684,100
					ASSESSED:	684,100 / 684,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AZNAVORIAN ROSE MARY/TRUSTEE
Owner 2:	ROSE MARY AZNAVORIAN REVOCABL
Owner 3:	
Street 1:	185 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AZNAVORIAN ROSE MARY -
Owner 2:	-
Street 1:	185 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1308 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	243,100		441,000	684,100
Total Card	0.161	243,100		441,000	684,100
Total Parcel	0.161	243,100		441,000	684,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.01 | /Parcel: 523.0

Legal Description

User Acct 105790

GIS Ref

GIS Ref

Insp Date 06/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 159.0-0006-0003.0

!12421!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,200	0	7,000.	441,000	684,200	684,200	Year End Roll	12/18/2019
2019	101	FV	204,100	0	7,000.	441,000	645,100	645,100	Year End Roll	1/3/2019
2018	101	FV	204,100	0	7,000.	371,700	575,800	575,800	Year End Roll	12/20/2017
2017	101	FV	204,100	0	7,000.	340,200	544,300	544,300	Year End Roll	1/3/2017
2016	101	FV	204,100	0	7,000.	289,800	493,900	493,900	Year End	1/4/2016
2015	101	FV	192,500	0	7,000.	252,000	444,500	444,500	Year End Roll	12/11/2014
2014	101	FV	192,500	0	7,000.	233,100	425,600	425,600	Year End Roll	12/16/2013
2013	101	FV	192,500	0	7,000.	221,800	414,300	414,300		12/13/2012

PRINT

Date	Time
12/11/20	02:30:42

LAST REV

Date	Time
07/09/18	12:02:37

mmcmakin

12421

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AZNAVORIAN ROSE	58127-139		12/20/2011	Convenience	1	No	No		
AZNAVORIAN ARTH	25250-552		6/1/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	105790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	BS	Barbara S
6/12/2018	MEAS&NOTICE	BS	Barbara S
10/18/2008	Meas/Inspect	197	PATRIOT
1/13/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
12/2/1999	Meas. Denied	272	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98794085
Adj $ / SQ:	173.384
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330329
Depreciation:	87207
Depreciated Total:	243122

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

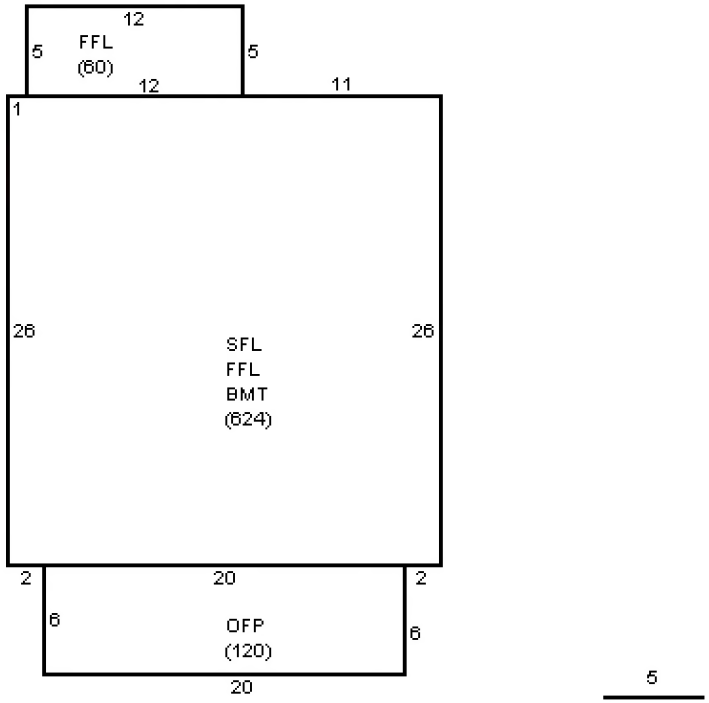
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	684	173.380	118,594
BMT	Basement	624	52.020	32,457
SFL	Second Floor	624	173.380	108,191
OFP	Open Porch	120	29.890	3,586

Net Sketched Area:	2,052	Total:	262,828

Size Ad	1308	Gross Are	2052	FinArea	1308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.38
Special Features:	0	Val/Su Net:	118.47
Final Total:	243100	Val/Su SzAd	185.86

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X9	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	